Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address	8 Rowlock Place, Curlewis Vic 3222
Including suburb or	
locality and postcode	

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$695,000 & \$760,000	between \$	e between \$695,000	&	\$760,000)
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Median sale price

Median price	\$637,500	Pro	perty Type	House		Suburb	Curlewis
Period - From	01/04/2024	to	31/03/2025		Source	REIV	

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	87 Anstead Av CURLEWIS 3222	\$695,000	27/11/2024
2	10 Rowlock PI CURLEWIS 3222	\$730,000	15/11/2024
3	52 Centennial Blvd CURLEWIS 3222	\$715,000	28/06/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on:	02/06/2025 15:04





Indicative Selling Price \$695,000 - \$760,000

Median House Price





Property Type: House (Res) Land Size: 480 sqm approx **Agent Comments**

Year ending March 2025: \$637,500

Comparable Properties



87 Anstead Av CURLEWIS 3222 (REI/VG)





Agent Comments

Price: \$695,000 Method: Private Sale Date: 27/11/2024 Property Type: House Land Size: 576 sqm approx

10 Rowlock PI CURLEWIS 3222 (REI/VG)







Agent Comments

Price: \$730,000 Method: Private Sale Date: 15/11/2024 Property Type: House Land Size: 480 sqm approx



52 Centennial Blvd CURLEWIS 3222 (REI/VG)





Agent Comments

Price: \$715,000 Method: Private Sale Date: 28/06/2024 Property Type: House

Land Size: 529 sqm approx

Account - Fletchers | P: 03 5258 2833





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